



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

May 1, Item # 5 / June 5, 2017
Item # 12

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: 1305 Date Received: 4.11.17
Street Address of Proposed Application: 43 Lasalle Road
Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____
Application Fee: \$350 Surcharge Fee: \$60 Affidavit Fee: \$20

Applicant's Interest in Property: _____

Brief Description of Proposed Activity: full service patio/outdoor
dining area w/ 16 seats.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Lexham Street Retail, LLC
Record Owner's Name

61 S. Main St.
Street

W. Hartford, CT 06107
City State Zip

860.313.0217
Telephone #

Ladden Restaurant Concepts dba Noble & Co.
Applicant's Name

43 LaSalle Rd.
Street

W. Hartford, CT 06107
City State Zip

860.370.5907
Telephone #

Contact Person:

Joanne Creedon
Name

1 Hartfield Blvd, Ste 310
Street

E. Windsor, CT 06088
City State Zip

860.370.5907
Telephone #

joanne@mcladdens.com
Email Address

Applicant's Signature

Signature of Owner/Authorized Agent

RECEIVED

APR 11 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT

APPROVALS Date:
☐ Customer ☐ Land Lord
☐ Deposit Paid ☐ Town

Signature required to begin production

Date



CLIENT	CONTACT	DATE	SPECS
Noble PROJECT NAME: exterior / storefront PROJECT LOCATION: 43 Lasalle Rd, West Hartford, CT 06107 CLIENT ADDRESS:	Mike Ladden WORK PHONE: 860-324-9338 CELL PHONE: - EMAIL: michael@mcladdens.com	5-20-16 START: - LAST REVISION: 9-20-16 DUE: -	Qty. 3, 14'w retractable awnings

FILE NAME: Noble_whttd_ext_storefront_qrt_scl_v5_awnings_proof_HSD.ai

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May 11, 2017

SUMMARY OF PROPOSED OUTDOOR DINING

Noble & Co.
43 LaSalle Road
West Hartford, CT



The proposed outdoor dining encompasses the area in front of the restaurant which abuts the public way of LaSalle Road.

Regarding the front outdoor dining area:

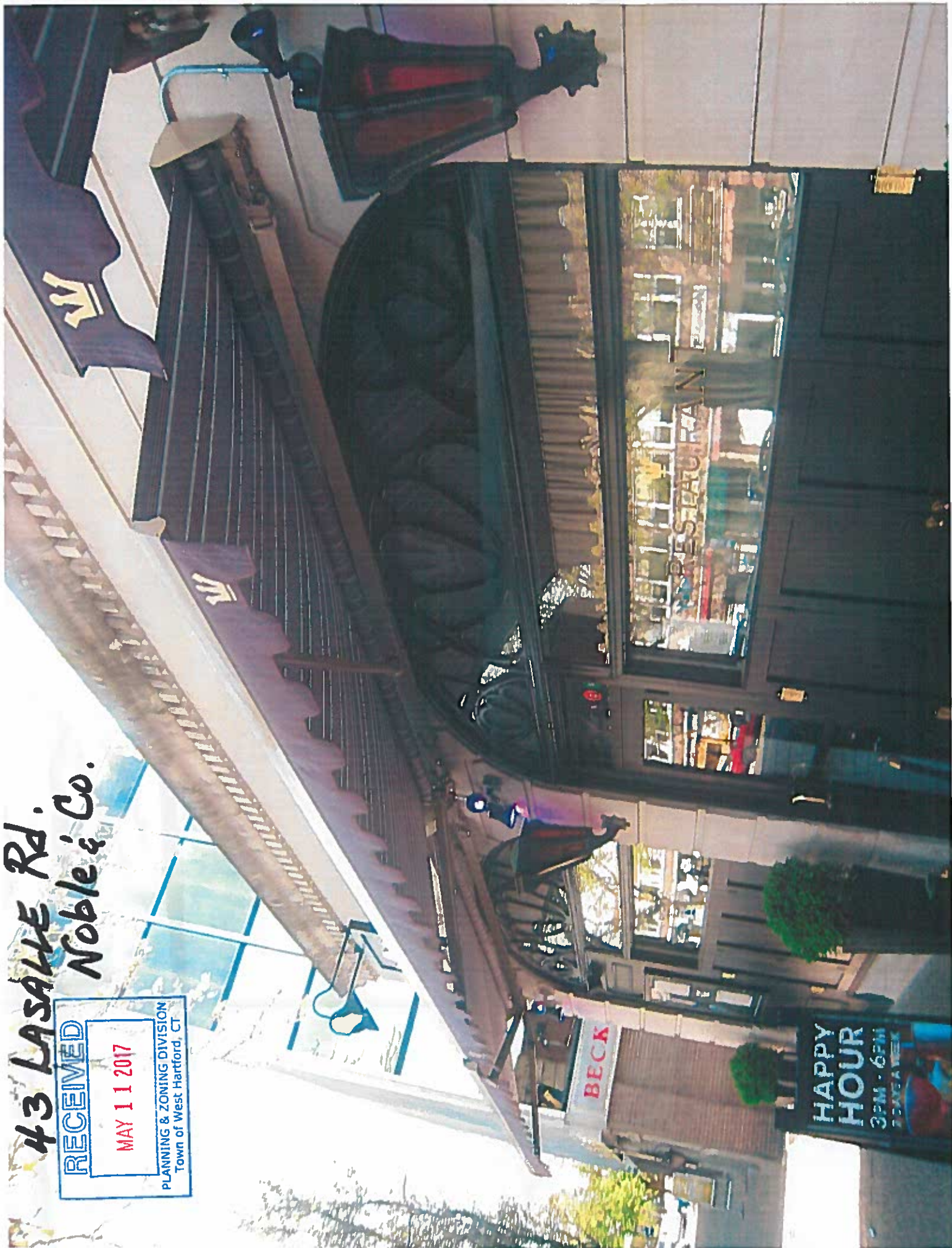
- The dining area abuts a public street.
- The dining area is defined by 3'-0" tall decorative metal fence. This is not permanent and will be removed during off-season.
- There are retractable awnings that are at least seven feet above grade.
- No fire hydrants or hose connections are obstructed.
- Alcoholic beverages will be served, and the area separation complies with agencies having jurisdiction.
- The dining area is flush with the public way and is handicap accessible.
- There are no pass-thru or take-out windows and the door through which food is served is self closing.
- No cooking is performed outdoors.
- No outdoor heaters will be installed.
- No public address system will be used. Soft ambient music will be played by two small outdoor speakers mounted overhead on the transoms. Decibel levels will be kept below 62db.
- All patrons will be seated at tables, and there is no outdoor bar.
- No patio activity will occur between the hours of 12:00 am. and 7:00 a.m.
- Lighting is provided only by existing ambient street and building lighting.
- Tables and chairs are metal and are not subject to displacement by wind.
- The entire floor/sidewalk surface in and around the outdoor dining area shall be swept as necessary, but not less frequently than daily, and cleaned to remove greases, oils and stains by steam cleaning or a similar process on a monthly basis. Spilled materials shall be cleaned promptly. Debris or spilled materials will not be swept into the gutters of public streets.
- Trash receptacles shall be emptied whenever full and shall be emptied at the end of each business day.
- All furniture, fencing, shrubbery and other fixtures associated with outdoor dining areas shall be removed and stored indoors during months when the outdoor dining area is not in use.

43 LASALLE RD.
Noble & Co.

RECEIVED

MAY 11 2017

PLANNING & ZONING DIVISION
Town of West Hartford, CT



Building # = 24 1/2 #
Signage

Town of West Hartford BUILDING / ZONING Permit Application

Application Date: 09/21/16 9/20 Application #PRBD 2016 0004534

RECEIVED
SEP 21 2016
W.H. BUILDING DEPT.

Construction Type: Check One

VB = unprotected wood frame (most single family residential is VB)
VA = protected wood frame construction IV = Heavy Timber Frame
IIIA IIB IIA IIB IA IB
Unknown Must Verify

*Proposed Occupancy Type: Check One

One Family Home Two Family Home Three Family Home
R-1 R-2 R-3 R-4 I-1 I-2 I-3 I-4
B M H-1 H-2 H-3 H-4 H-5 F-1
F-2 E A-1 A-2 A-3 A-4 A-5 S-1 S-2

If project will result in a change of occupancy please list existing occupancy *Refer to 2005 CT State Building Code, Chapter 3 for definitions of Occupancy Types.

Description of Work: INSTALL 3) 14' STANDARD Retractable Awnings with 4' projection * Need # of symbol on awnings.

Value of Work: \$9,000 Square ft of proposed work area: (not including plumbing, heating, electrical, sprinkler or fire protection)
Total Fee Paid: 170.34 CO Fee Paid Check #

JOB LOCATION: 25 CASALE RD aka 43. Casale Road

Business Name/Space # (if applicable): Noble

Property Owner Name: LOXHAM STREET DETAIL LLC

Property Owner Address: FAIRMOUNT AVE WEST HARTFORD

Phone: (860) 920-7274 Fax: Cell:

Property Owner Email Address:

Applicant Business Name: HARTFORD Sign + Design

Applicant Name: DARIN SENNA Registration/Lic# HIC 0629205 Exp Date 11/30/16

Address: 328 GOVERNOR ST E. HARTFORD CT 06108

Phone: (860) 293-1824 Fax: Cell:

Email Address: DARIN@HARTFORDSIGNDESIGN.COM

List Supporting Documentation Submitted: BIDDING + Misc. pages + PDF
Ins. Cert. scanned: DIB

SEE OTHER SIDE TO COMPLETE REQUIRED INFORMATION AND SIGNATURES

*NOTE- Energy Code compliance required on new construction and additions.

Town of West Hartford, Building Department, 50 South Main Street, West Hartford, CT 06107, (860)561-7530
TO THE BUILDING DEPARTMENT, TOWN OF WEST HARTFORD, CT: I, the undersigned hereby agree to conform to all the requirements of the Laws of the State of Connecticut and the Ordinances of the Town of West Hartford and to notify the Building Inspector of any alteration in the plans or specifications, of the building, for which this permit is asked, and agree that this building is to be located the proper distance from all street lines, side yard lines, rear yard lines, and required distances from all other zones and is located in a zone in which this building and its use is allowed.

PLEASE CHECK OF ONE OF THE BELOW BOXES:

CERTIFICATION: I hereby certify that: ☐ I am the owner of record of the named property
OR: ☒ that the proposed work is authorized by the owner of record and I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations and ordinances. All information contained within is true and accurate to the best of my knowledge and belief. No work shall be started until the applicant has received the signed approved permit.

Signature of Property Owner

OR

Signature of Authorized Agent

Print Name

Print Name of Authorized Agent

Connecticut General Statute Section 31-286b requires no building permit can be issued until either (1) Proof of Workers Compensation OR a Waiver Form # 7B signed and **NOTARIZED** by either owner or sole proprietorship. If we do not receive this required information the permit will not be issued. Mechanical permits are exempted from providing proof of workers compensation.

This information
until applicant

Sign for
Claude?

ort of permit application. No work can start
permit.

NG CODE IN EFFECT IS
E BUILDING CODE

Plec

town use only

Zoning Approval

Date of Zoning Approval

Conditions of Zoning Approval

Building Approval

Date of Building Approval

Conditions of Building Approval

Fire Approval

Date of Fire Approval

Conditions of Fire Approval

Health Approval

Date of Health Approval

See

Health Department for list of conditions, if any, of approval.

doc:buildingapplication
revised:7/14/08

APPROVALS Date:

☐ Customer

☐ Deposit Paid

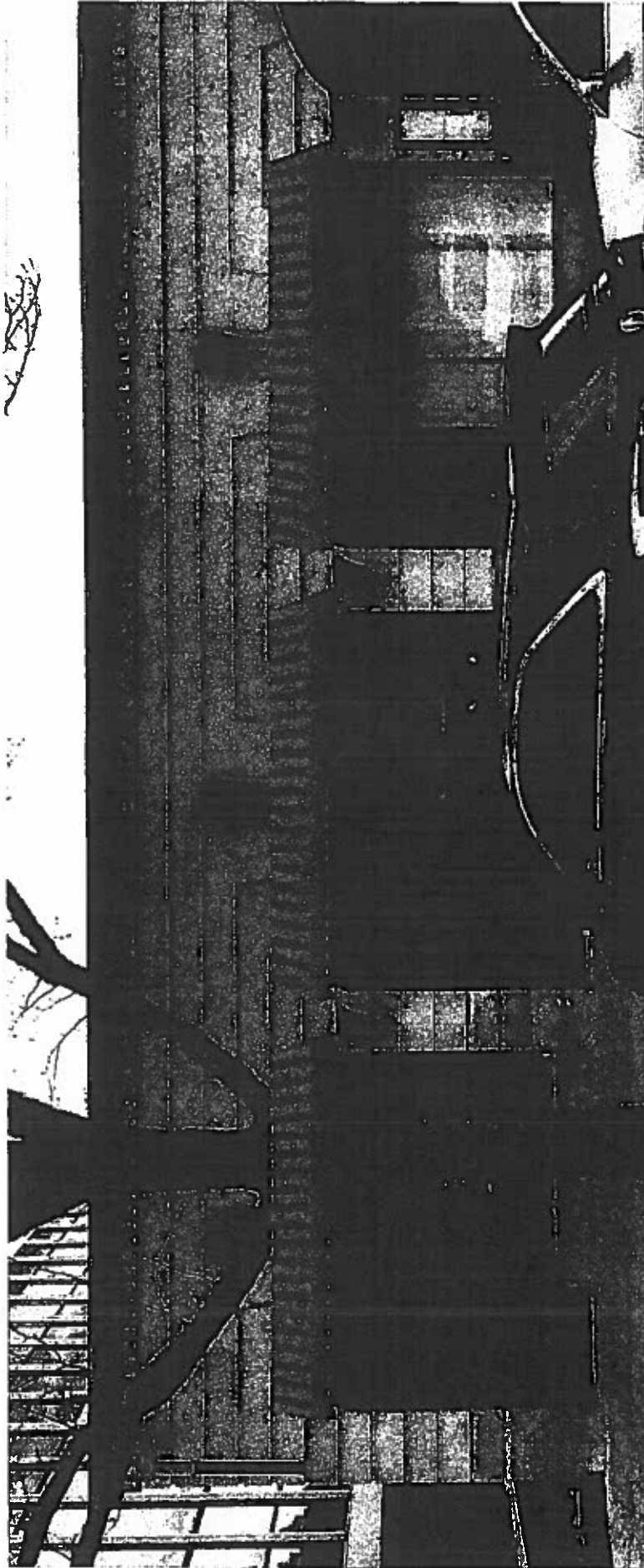
☐ Landlord

☐ Town



Signature required to begin production

Date



CLIENT	CONTACT	DATE	SPECS	U.S. PATENTED CONTRACT DESIGN
Noble	Mike Ladden	5-20-16	QTY. 3, 14'w	<p>© 2007-2016 Hartford Sign & Design These images are the Property of Hartford Sign & Design. They are Provided for Customer Viewing only until Project is Awarded and Receipt of Deposit. Any other use is Legally Forbidden. Rights maybe Purchased for a minimum fee of \$500.</p>
PROJECT NAME:	WORK PHONE:	START:	retractable awnings	
exterior / storefront	860-324-9338	LAST REVISION:		
PROJECT LOCATION:	CELL PHONE:	9-20-16		
CLIENT ADDRESS:	EMAIL:	DUE:		
48 LaSalle Rd, West Hartford, CT 06107	michael@mcladdens.com			

FILENAME: Noble_w-hdld_art_storefront_qrs_sel_v5_awnings_proof_HSD.ai

forwarded on 5.23.17
to J. Creedon, T. Oumais, C. Doran

Brittany Bermingham

From: Mike Sinsigalli
Sent: Tuesday, May 23, 2017 9:04 AM
To: Brittany Bermingham
Subject: Outdoor Dining, Noble & Co., 43 Lasalle Rd

Please be advised that review of the above noted application for outdoor dining disclosed no areas of concern. This approval does not include outdoor heating provisions which were not indicated on the application.

Michael Sinsigalli
Assistant Fire Chief
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov
[Follow Us](#)



MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: *DJM* Duane J. Martin, P.E., Town Engineer

RE: 43 LaSalle Road, Special Use Permit Application No. 1305

DATE: May 12, 2017

The Engineering Division reviewed the Special Use Permit Application for 43 LaSalle Road dated April 11, 2017 (Received) and has no comments. We find the application acceptable.

Forwarded on 5.1.17 to: J. Creedon
T. Dumais
C. Dorau

Brittany Bermingham

From: Bob Proctor
Sent: Monday, May 01, 2017 11:27 AM
To: Catherine Dorau
Cc: Todd Dumais; Brittany Bermingham; Aimee Eberly
Subject: 43 La Salle Rd., SUP #1305 - (Noble & Co.) - Outdoor Dining

Cathy,

We have reviewed the summary of proposed outdoor dining (document) for Noble & Co. and find the proposal to be acceptable for the full service patio/outdoor dining area with sixteen (16) seats.

Bob Proctor, RS
West Hartford Bloomfield Health District
5-1-17

Forwarded on 4/28/17 to: J. Creedon, &
T. Dumais
C. Dorau

Brittany Bermingham

From: Brian Pudlik
Sent: Thursday, April 27, 2017 2:26 PM
To: Brittany Bermingham
Cc: Catherine Dorau; Todd Dumais
Subject: RE: SUP Staff Review Requested

All,

Please be advised that I have no concerns regarding the Special Use Permit applications that are pending before the Town Plan and Zoning Commission. As it relates to the "look back" for Rockledge golf course, we have not received any complaints regarding the use of the drink cart.

Please let me know if any additional information is required.

Brian Pudlik
Zoning Enforcement Officer

Town of West Hartford | Room 214 | 50 South Main Street | West Hartford, CT 06107
Desk: 860.561.7553 | Fax: 860.561.7504
Department of Community Development: Planning & Zoning Division

From: Brittany Bermingham
Sent: Friday, April 21, 2017 1:53 PM
To: Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>; Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: SUP Staff Review Requested

Hi Brian,

Five (5) Special Use Permit applications were submitted to Town Planning and Zoning that we are requesting zoning review. They will be scheduled for public hearing next month:

- 23 Lasalle Road, SUP #1304
- 43 Lasalle Road, SUP #1305
- 207 Bloomfield, SUP #1306
- 2600 Albany Avenue, SUP #1308
- 289 South Main, SUP #1272-LB-17

Attached are the narratives and plan sets for each. Please review the plans and provide us with comments no later than Monday, May 15, 2017.

If you would like a hard copy, please let me know.

Thank you,

Brittany A. Bermingham
Planning Technician

Catherine Dorau

From: Archimage <Archimage@comcast.net>
Sent: Tuesday, May 30, 2017 9:38 AM
To: Todd Dumais; Catherine Dorau; Brittany Bermingham
Cc: Mike Ladden; Joanne Creedon
Subject: Re: SUP#1305 - 43 LaSalle Road - Noble & Co. - Planning Division Review Comments
Attachments: Noble_w-htfd_ext_storefront_qrt_scl_proof_v5_awnings_HSD - Copy[1].pdf

[See comments below](#)

Begin forwarded message:

From: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>
Subject: RE: SUP#1305 - 43 LaSalle Road - Noble & Co. - Planning Division Review Comments
Date: May 25, 2017 at 1:48:47 PM EDT
To: "'joanne@mcladdens.com'" <joanne@mcladdens.com>
Cc: Catherine Dorau <cdorau@WestHartfordCT.gov>, Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>

Joanne,

Thank you for providing a revised plan and narrative response to my previous staff questions. Based on the revisions and responses, the following comments still stand for consideration:

1. The physical dimensions of the outdoor dining area (i.e. distance from the building) should be corrected and made consistent with the dimensions provided on the property survey. The dimensions of the outdoor dining area exceed the width of the available private property. . Currently the plan, projects $\frac{3}{4}$ " into the public sidewalk area. The survey shows only 5'4" from the fascia and 5'1" from the building. The applicant shall clarify if the fencing for the outdoor dining area will start at the building or at the fascia. Depending on the answer, the enclosure shall reflect the proper distance. [The drawing as submitted is correct. The property survey map shows the property line to be 5.4' from the building and 5.1' from the overhead fascia. Note that these dimensions are in decimal. Surveyors measuring devices show 1/10ths and 1/100ths of a foot, not inches. 5.4' is the equivalent of 5'-4.8", hence I've set the fence at a maximum distance of 5'-4 3/4" from the building.](#)
2. Please provide a detail for the retractable awnings. It is understood that they were previously permitted, however, a detail (image + dimensions of the awning, including height above the sidewalk area) shall be included on the outdoor dining plan. [Attached is the submittal rendering at the time of approval. I will take photos of the awnings, add dimensions, insert the info into the drawing and resubmit.](#)

The above-listed comments should be addressed by way of a modified plan set or response statement no later than Wednesday, May 31st.

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division

Todd Dumais

From: Todd Dumais
Sent: Thursday, May 25, 2017 1:49 PM
To: 'joanne@mcladdens.com'
Cc: Catherine Dorau; Brittany Bermingham
Subject: RE: SUP#1305 - 43 LaSalle Road - Noble & Co. - Planning Division Review Comments

Joanne,

Thank you for providing a revised plan and narrative response to my previous staff questions. Based on the revisions and responses, the following comments still stand for consideration:

1. The physical dimensions of the outdoor dining area (i.e. distance from the building) should be corrected and made consistent with the dimensions provided on the property survey. The dimensions of the outdoor dining area exceed the width of the available private property. . Currently the plan, projects $\frac{3}{4}$ " into the public sidewalk area. The survey shows only 5'4" from the fascia and 5'1" from the building. The applicant shall clarify if the fencing for the outdoor dining area will start at the building or at the fascia. Depending on the answer, the enclosure shall reflect the proper distance.
2. Please provide a detail for the retractable awnings. It is understood that they were previously permitted, however, a detail (image + dimensions of the awning, including height above the sidewalk area) shall be included on the outdoor dining plan.

The above-listed comments should be addressed by way of a modified plan set or response statement no later than Wednesday, May 31st.

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504



Comments for the outdoor dining application for Noble & Co.

The Planning Division has completed its review of your Outdoor Dining Special Use permit Application and offers the following review comments for consideration:

1. The physical dimensions of the outdoor dining area (i.e. distance from the building) should be corrected and made consistent with the dimensions provided on the property survey.
It is consistent with the survey.
2. Please provide a detail for the proposed "Decorative Metal Fencing 36" High."
Now shown on the drawing.
3. Please provide a detail on the proposed fencing "steel base plates".
Now shown on the drawing.
4. Please provide a detail for the existing outdoor speaker, including operating decibel levels.
See picture on the drawing. It will operate at a maximum 62 decibels which is normal conversation at three feet.
5. Please provide a detail for the retractable awnings.
The retractable awnings were previously permitted and installed and are not part of this application.
6. The existing restaurant currently utilizes an outdoor hostess stand which has its own outdoor heating unit. Neither of these details are shown on the plan. Will this feature of the existing restaurant be eliminated? If not, details for the stand and heater unit shall be included on the plan.
The outdoor host stand will not be used.
7. At least one ADA accessible seating location must be shown on the plan.
Now shown on the plan.
8. The southerly end of the outdoor dining area is located too close to the existing driveway aisle into the property. The entire enclosure should be shortened and tables 5 and 6 shifted north to provide a safer buffer distance from said driveway.
The enclosure is now shown shortened.
9. The Outdoor Dining operational statement shall be updated to include information about area maintenance consistent with Section 177-37.2C of the Zoning Ordinances.
Now added to the operational statement.

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Monday, May 15th.

If you have any questions, please do not hesitate to contact me.

Best Regards,

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504

Todd Dumais

From: Todd Dumais
Sent: Wednesday, April 26, 2017 12:43 PM
To: 'joanne@mcladdens.com'
Cc: Catherine Dorau; Brittany Bermingham
Subject: SUP#1305 - 43 LaSalle Road - Noble & Co. - Planning Division Review Comment

Dear Joanne Creedon:

The Planning Division has completed its review of your Outdoor Dining Special Use permit Application and offers the following review comments for consideration:

1. The physical dimensions of the outdoor dining area (i.e. distance from the building) should be corrected and made consistent with the dimensions provided on the property survey.
2. Please provide a detail for the proposed "Decorative Metal Fencing 36" High."
3. Please provide a detail on the proposed fencing "steel base plates".
4. Please provide a detail for the existing outdoor speaker, including operating decibel levels.
5. Please provide a detail for the retractable awnings.
6. The existing restaurant currently utilizes an outdoor hostess stand which has its own outdoor heating unit. Neither of these details are shown on the plan. Will this feature of the existing restaurant be eliminated? If not, details for the stand and heater unit shall be included on the plan.
7. At least one ADA accessible seating location must be shown on the plan.
8. The southerly end of the outdoor dining area is located too close to the existing driveway aisle into the property. The entire enclosure should be shortened and tables 5 and 6 shifted north to provide a safer buffer distance from said driveway.
9. The Outdoor Dining operational statement shall be updated to include information about area maintenance consistent with Section 177-37.2C of the Zoning Ordinances.

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Monday, May 15th.

If you have any questions, please do not hesitate to contact me.

Best Regards,

Todd Dumais
Town Planner
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7556 | f 860.561.7504
